



# INDUSTRIAL FOR LEASE!



## MERCHANT MANUFACTURING BUILDING

9781 86th Ave N, Maple Grove, MN 55369

**8,500 SF**

**STANDALONE  
SINGLE-USER  
INDUSTRIAL**

**Brady Erickson**

612-295-3650

[brady@CEGspaces.com](mailto:brady@CEGspaces.com)

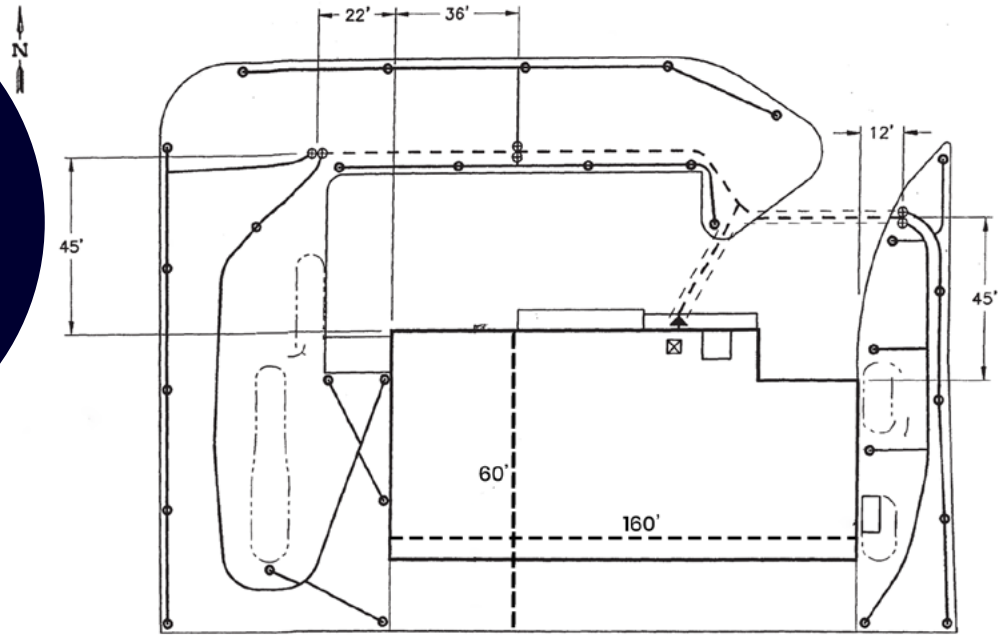
**Jeff Salzbrun**

612-428-3333

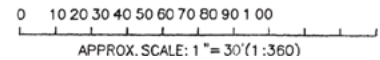
[jeff@CEGspaces.com](mailto:jeff@CEGspaces.com)

**Co**mmercial Equities Group  
— Investment Real Estate Services

# SPACE INFO



	Vacuum Breaker		Valve
	Controller		Rotor Head
	Poly Main		
	Poly Lateral		



- Warehouse, break room, and private restroom
- 400-amp 3-phase
- 100-amp 120-SF (bus duct power)
- 1 dock with leveler (10'x10')
- 2 drive-ins (10'x12')
- Parking: Approximately 11 spaces (front and side of building)

**BASE RENT: \$12.00 PSF**

**EST. OPERATING EXPENSES: \$5.00-6.00 PSF**

# THE PROPERTY

**Rare freestanding single-user building within the high-demand East Maple Grove Industrial Park.**

- 0.60 acre lot provide dedicated operational space
- 14' ceiling heights perfect for light manufacturing and warehousing
- Equipped with heavy utility infrastructure and flexible loading setups
- Website: [CEGspaces.com/merchant](https://CEGspaces.com/merchant)



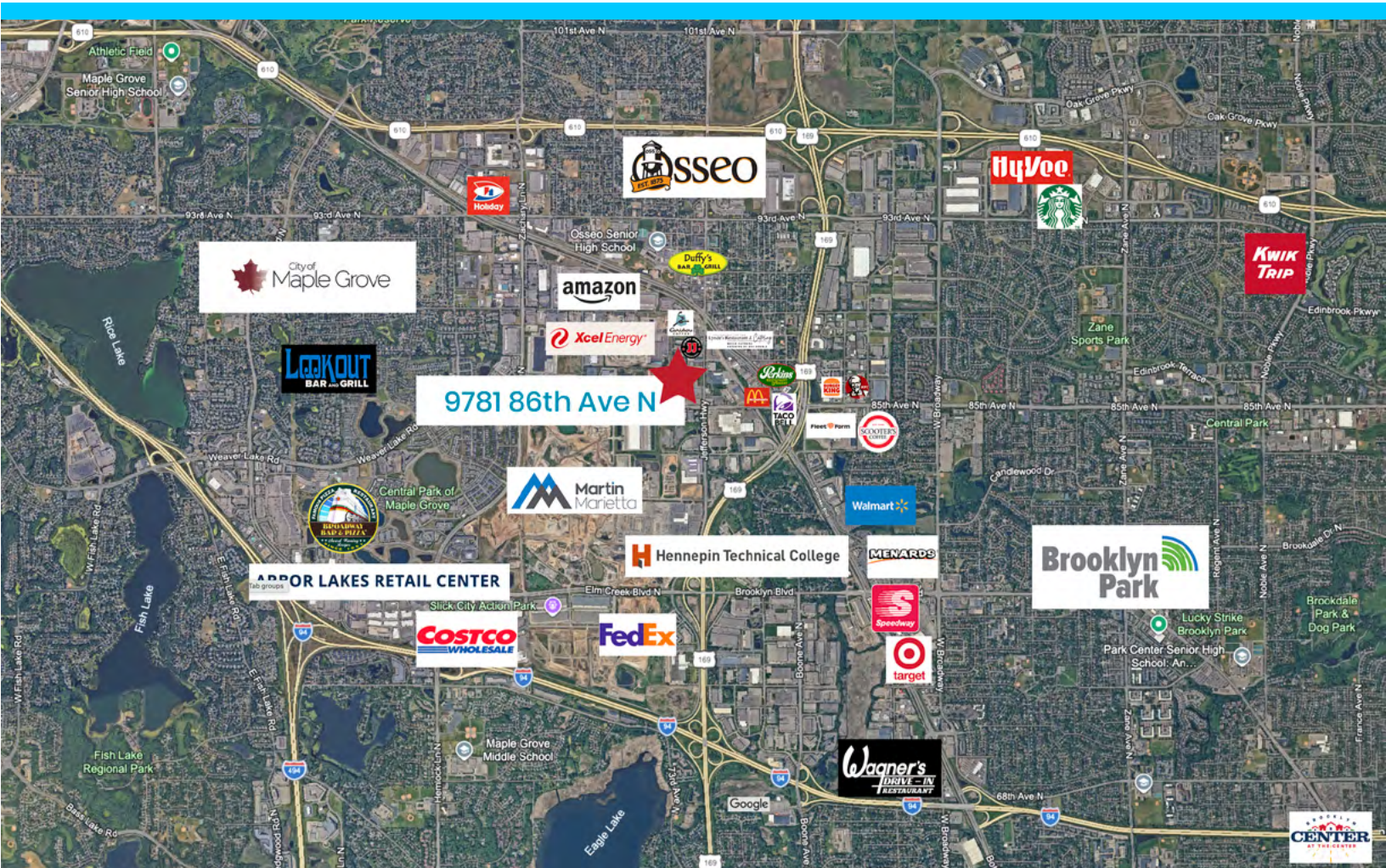
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# THE LOCATION

**Strategic location with seamless logistic routes to Minneapolis and Saint Paul and excellent proximity to dense retail businesses.**

- Quick access to Hwy 169, Hwy 610, I-94, I-694, and I-494
- Near coffee shops, quick food shops, gas stations, restaurants, and big box retail
- Maple Grove is known for its robust labor pool and massive retail economy
- Area is home to tech companies, industry giants, and healthcare-related businesses



**Minutes to Arbor Lakes retail and downtown Osseo for an abundant of restaurant and retail options.**



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# THE SPACE

